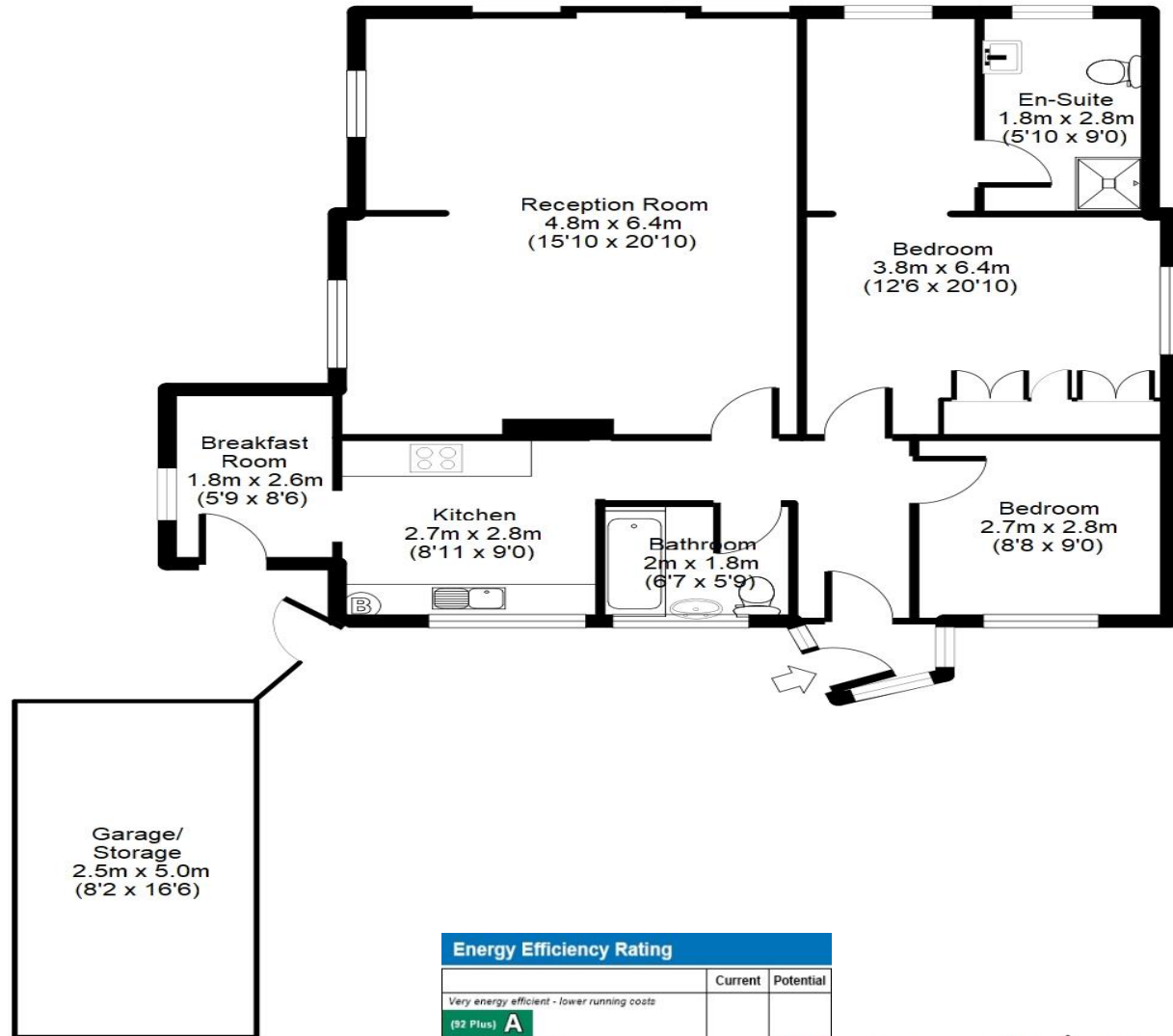


Vigors Croft, Hatfield, AL10

APPROX GROSS INTERNAL FLOOR AREA: 902 sq. ft / 84 sq. m



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		86
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

For identification purposes only
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Vigors Croft, Hatfield Freehold Price £599,995



GATED EXTENDED DETACHED BUNGALOW SET BACK FROM THE ROAD. Well presented and extended detached bungalow situated within the popular Roe Hyde area of Hatfield close to The Galleria Shopping Centre and local shops. The property has been extended and improved by the

- Detached Bungalow
- Popular Location
- Two Double Bedrooms
- En-Suite Shower and Dressing Room
- Family Bathroom
- Dual Aspect Lounge / Dining Room
- Kitchen with some Appliances
- Breakfast Room





Entrance Porch

Via a half frosted double glazed front door. Frosted double glazed windows to front and side. Tiled floor. Frosted double glazed door to:

Entrance Hall

Single radiator. Panelled doors to bedrooms and bathroom. Arch to kitchen. Frosted multi paned effect door to:

Lounge / Dining Room

Two double radiators. Feature fireplace with cast iron effect fire. Five wall light points. Two double glazed windows to side. Double glazed picture windows and central French doors to rear garden.

Kitchen

Comprising a range of refitted wall and base units with work surfaces over and inset single drainer, one and a half bowl sink unit with mixer tap. Part tiled walls. Space for gas cooker with overhead filter hood. Built in concealed fridge and space for washing machine. Wall mounted boiler. Down lighters. Tiled floor. Double glazed window to front. Arch to:

Breakfast Room

Double radiator. Down lighters. Double glazed window to side. Frosted double glazed door to front with canopy.

Bedroom One

Fitted wardrobes to one wall. Double radiator. Frosted double glazed windows to side. Arch to:

Dressing Room

Single radiator. Double glazed window to rear. Panelled effect door to:

En-Suite Shower Room

Comprising a fully tiled corner shower cubicle with frosted screens, door and power shower. Low level W.C. Pedestal wash hand basin with mixer tap. Part tiled walls. Double radiator. Tiled floor. Frosted double glazed window to side.

Bedroom Two

Single radiator. Double glazed window to front.

Bathroom

Comprising a panel enclosed bath. Low level W.C. Pedestal wash hand basin. Part tiled walls. Double radiator. Tiled floor. Frosted double glazed window to front.

Front Garden

Mainly paved providing off street parking for two/three cars. Mature bushes to borders. Exterior light. Accessed via double wrought iron gates and matching pedestrian gate from shared driveway with parking for one car and also giving access to:

Workshop / Garage

UPVC double glazed front with frosted double glazed windows and central door. Light and power. Half frosted double glazed door to rear.

Rear Garden - Approx 64' 1

South Easterly aspect. Well maintained and very secluded with several patio areas to catch all day sun. Laid to lawn with a flower beds and a range of mature shrubs and bushes. Gazebo. Greenhouse. Side storage area with timber garden shed. Cold water tap. Exterior lighting. Exterior power point.

Further Details

The property is Tenure Not Known
Council Tax Band - Band D

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.